

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In re:)	
)	
EAGLE PROPERTIES AND)	Bankruptcy Case
INVESTMENTS, LLC,)	No. 23-10566-KHK
)	Chapter 7
Debtor.)	
)

**ORDER APPROVING SALE OF 1203 COTTAGE STREET, SW, VIENNA, VA
FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS
PURSUANT TO 11 U.S.C. § 363(f)**

UPON CONSIDERATION of the motion (Docket No.421) (“Motion”) of H. Jason Gold, chapter 7 trustee (“Trustee”), to approve the sale of the property commonly known 1203 Cottage Street, SW, Vienna, VA (“Property”); and it appearing that proper and adequate notice of the Motion has been given and that no further notice is necessary; and it appearing that the sale of the Property as set forth in the Motion is in the best interest of the estate and its creditors, and it further appearing that based upon the endorsements of counsel set forth below that Fulton Bank, N.A. and Bala Jain; LLC have consented to the sale of the Property as set forth herein, free and clear of all liens claims and interests, accordingly:

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED.
2. The Trustee is authorized to sell the Property¹ to Anchor Homes, LLC (the

¹ Having the following legal description:

All that certain lot or parcel of land, with improvements thereon, situate, lying and being in Fairfax County, Virginia,

Dylan G. Trache, Va. Bar No. 45939
NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, Suite 900
Washington, DC 20001
(202) 689-2800
Counsel to the Chapter 7 Trustee

“Purchaser”) for \$900,000.00 consistent with the sales contract attached to the Motion as Exhibit A.

3. The Trustee is authorized to pay the secured claim of Fulton Bank, N.A. in full at closing, including the payment of attorney’s fees in the amount of \$30,000 as set forth in the draft ALTA attached hereto as Exhibit A (“ALTA”).

4. Fulton Bank, N.A.’s consent to this sale is conditioned on receipt of full payment of principal, interest, late charges, force placed insurance charges, lien search fees and legal fees of \$30,000.00, and the \$70,000.00 escrow pursuant to paragraph 10 below.

5. At closing, the Trustee shall receive, for the benefit of the estate the sum of \$48,250.00 representing his commission under Section 326 of the Bankruptcy Code plus \$45,000.00 as additional consideration for the bankruptcy estate free and clear of all liens, claims and interests.

6. The Trustee is authorized to pay a three percent (3%) commission to his broker Century 21 New Millennium at closing for services rendered in representing the Trustee in connection with the sale.

7. The Trustee is authorized to pay a two-and-a-half percent (2.5%) commission to Innovation Properties at closing for services rendered in representing the Purchaser in connection with the sale.

8. The Trustee is authorized to pay all outstanding real estate taxes and other customary closing costs consistent with the ALTA.

and more particularly described as follows:

Lot 2370, Section 13, Vienna Woods, as the same appears duly dedicated, platted and recorded in Deed Book 1829 at page 79, among the land records of Fairfax County, Virginia.

9. The Trustee is authorized to reimburse Auction Markets, LLC at closing in an amount not to exceed \$1,000.00 for any utility and property preservation expenses as needed.

10. An additional \$70,000.00 shall be held in escrow by the Trustee in a segregated account pending further agreement among Bala Jain, Fulton Bank, N.A. and the Trustee or further order of the Court to be paid either to Fulton Bank in satisfaction of its claim for attorney's fees or to Bala Jain LLC in further satisfaction of its deed of trust on the Property. If the parties are in agreement with respect to the disposition of these funds, no further order shall be required.

11. All remaining net proceeds of sale shall be paid to Bala Jain LLC.

12. The Trustee is authorized to request and receive all information concerning the liens and debt held by any secured creditor necessary to close on the sale including but not limited to the loan payoff balance, proof of lien perfection, hazard insurance coverage, escrow account balance and other information. Secured creditors are authorized and directed to promptly provide said information to the Trustee upon request of the Trustee, subject to the right of any secured creditor to oppose the request.

13. This Order may be recorded in the land records wherein the subject Property is located.

14. This Court retains jurisdiction with respect to any disputes regarding the Property following the sale.

15. This Order shall be effective immediately and shall not be subject to the stay provided in Federal Rule of Bankruptcy Procedure 6004(h) or any other applicable stay.

Dated: May 24 2024

/s/ Klinette H Kindred
United States Bankruptcy Judge
Entered On Docket: May 28 2024

PREPARED BY:

NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001
Tel: (202) 689-2800
Fax: (202) 689-2860
Email: dylan.trache@nelsonmullins.com

By: /s/ Dylan G. Trache
Dylan G. Trache, Va. Bar No. 45939

Counsel to the Chapter 7 Trustee

SEEN AND AGREED:


GORDON FEINBLATT LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202
Phone/Fax No. (410) 576-4194
E-mail: dmusgrave@gfllaw.com

BY: /s/David S. Musgrave (by DGT with authority)
David S. Musgrave (Bar No. 35327)

Attorneys for Fulton Bank, N.A.

SEEN:

ROGAN MILLER ZIMMERMAN, PLLC
50 Catocin Circle, NE, Suite 300
Leesburg, Virginia 20176
Phone No. (703) 777-8850
Fax No: (703) 777-8854
E-mail: crogan@RMZLawFirm.com

BY:  5/20/2024
/s/Christopher L. Rogan (by DGT with authority)
Christopher L. Rogan (Bar No. 30344)

Attorneys for Bala Jain, LLC

CERTIFICATION PURSUANT TO LOCAL RULE 9022-1(C)

I HEREBY CERTIFY that this Order has been endorsed by all necessary parties.

/s/ Dylan G. Trache

Dylan G. Trache

LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY
PURSUANT TO LOCAL RULE 9022-1

Dylan G. Trache
NELSON MULLINS RILEY & SCARBOROUGH LLP
101 Constitution Avenue, NW, Suite 900
Washington, DC 20001

Michael Freeman
OFFICE OF THE UNITED STATES TRUSTEE
1725 Duke Street, Suite 650
Alexandria, Virginia 22314

Stephen Karbelk
Team Leader, RealMarkets
Century 21 New Millennium
Century 21 Commercial New Millennium
6629 Old Dominion Drive
McLean, VA 22101

David S. Musgrave
GORDON FEINBLATT LLC
1001 Fleet Street, Suite 700
Baltimore, MD 21202

Christopher Rogan
ROGAN MILLER ZIMMERMAN, PLLC
50 Catocin Circle, NE, Suite 300
Leesburg, Virginia 20176

Exhibit A

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number T-23492
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number -----
8. Mortgage Insurance Case Number -----			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower ANCHOR HOMES LLC 6862 Elm Street, #100 McLean, VA 22101		E. Name and Address of Seller H. JASON GOLD Chapter 7 Trustee in Bankruptcy in re: EAGLE PROPERTIES AND INVESTMENTS LLC	
F. Name and Address of Lender NOT APPLICABLE (CASH TRANSACTION)			
G. Property Location 1203 Cottage Street, SW Vienna, VA 22180 Lot 2370, Section 13, VIENNA WOODS Town of Vienna, Fairfax County, VA		H. Settlement Agent William A. Marshall, Attorney-at-Law 7006-G Little River Turnpike, Annandale, VA 22003	
		I. Settlement Date 05/30/2024 DD: 05/30/2024	
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	900,000.00	401. Contract sales price	900,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	6,670.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 05/30/24 to 06/30/24	143.53	406. City/town taxes 05/30/24 to 06/30/24	143.53
107. County taxes 05/30/24 to 06/30/24	860.10	407. County taxes 05/30/24 to 06/30/24	860.10
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	907,673.63	420. GROSS AMOUNT DUE TO SELLER	901,003.63
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	50,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	279,339.25
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	523,927.17
		FULTON BANK, N.A.	
205.		505. Payoff of second mortgage loan	97,737.21
		BALA JAIN, LLC	
206.		506.	
207.		507.	
208.		508.	
209. Agent Credit	22,500.00	509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	72,500.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	901,003.63
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	907,673.63	601. Gross amount due to seller (line 420)	901,003.63
302. Less amounts paid by/for borrower (line 220)	72,500.00	602. Less reduction amount due to seller (line 520)	901,003.63
303. CASH FROM BORROWER	835,173.63	603. CASH TO SELLER	0.00

PRELIMINARY

Case 2:23-md-01568-KHK Document 485 Filed 05/30/24 Entered 05/31/24 00:14:00				U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		SETTLEMENT STATEMENTS		Page 8 of 12		
L. SETTLEMENT CHARGES:				PAID FROM BORROWER'S FUNDS AT SETTLEMENT		PAID FROM SELLER'S FUNDS AT SETTLEMENT				
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$ 900,000.00 @ 5.50 % 49,500.00									
Division of commission (line 700) as follows:										
701.	\$	22,850.00	to	Innovation Properties	(22,500.00 Plus 350.00)					
702.	\$	27,000.00	to	Century 21 New Millenium						
703.	Commission paid at Settlement \$50,000 EMD held by William A. Marshall					350.00		49,500.00		
704.										
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN				P.O.C.					
801.	Loan Origination Fee				%					
802.	Loan Discount				%					
803.	Appraisal Fee				to					
804.	Credit Report				to					
805.	Lender's Inspection Fee				to					
806.	Document Prep.Fee				to					
807.	Tax Service Fee				to					
808.										
809.										
810.										
811.										
812.										
813.										
814.										
815.										
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901.	Interest from				to	@ \$	/day			
902.	Mortgage Insurance Premium				to					
903.	Hazard Insurance Premium				yrs. to					
904.										
905.										
1000.	RESERVES DEPOSITED WITH LENDER FOR									
1001.	Hazard Insurance				mo. @ \$	/ mo.				
1002.	Mortgage Insurance				mo. @ \$	/ mo.				
1003.	City property taxes				mo. @ \$	/ mo.				
1004.	County property taxes				mo. @ \$	/ mo.				
1005.	Annual Assessments				mo. @ \$	/ mo.				
1006.					mo. @ \$	/ mo.				
1007.					mo. @ \$	/ mo.				
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count									
1100.	TITLE CHARGES									
1101.	Settlement or closing fee	to William A. Marshall, Attorney-at-Law				375.00		150.00		
1102.	Abstract or title search	to AHA, LLC				135.00				
1103.	Title examination	to William A. Marshall, Attorney-at-Law				150.00				
1104.	Title insurance binder	to Guarantee Title Insurance Agency, Inc.								
1105.	Document preparation	to William A. Marshall, Attorney-at-Law				185.00				
1106.	Notary fees	to								
1107.	Attorney's fees	to								
(includes above item No:)										
1108.	Title insurance	to Guarantee Title Insurance Agency, Inc./CWL				2,208.00				
(includes above item No:)										
1109.	Lender's coverage									
1110.	Owner's coverage 900,000.00 --- 2,208.00 Standard Policy/Reissue Rate/Nego Premium (Optional)									
1111.	Overnight Delivery Svc & Hndlg	William A. Marshall, Attorney-at-Law				50.00				
1112.	Reconveyance Tracking Service	William A. Marshall, Attorney-at-Law				85.00				
1113.	Additional Charges *** See Attached Addendum ***					85.00				
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201.	Recording fees	Deed \$	47.00		; Mortgage \$		47.00			
1202.	City/county/stamps	Deed \$	750.00		; Mortgage \$		750.00			
1203.	State tax/stamps	Deed \$	2,250.00		; Mortgage \$		2,250.00			
1204.	GRANTORS TAX	Deed \$	900.00		; Mortgage \$				900.00	
1205.	Additional Charges *** See Attached Addendum ***								1,800.00	
1300.	ADDITIONAL SETTLEMENT CHARGES									
1301.	Survey	to N/A								
1302.	Pest inspection	to N/A								
1303.	Expense Reimbursement	RealMarkets							1,000.00	
1304.	Bankruptcy Estate Payment	H. Jason Gold, Trustee							45,000.00	
1305.	326(a) Trustee Commission	H. Jason Gold, Trustee							48,250.00	
1306.	Legal Fees	Gordon Feinblatt LLC							30,000.00	
1307.	Delinq '23 Town RE Tax	Town of Vienna							331.87	
1308.	Additional Charges *** See Attached Addendum ***								102,407.38	
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)					6,670.00		279,339.25		

PRELIMINARY

Prepared by
William A. Marshall, Attorney-at-Law
7006 Little River Turnpike, Suite G
Annandale, Virginia 22003
703-354-7700

File Number: T-23492

Settlement Date: 05/30/24

Proration Date: 05/30/24

SELLER(S):

H. JASON GOLD and Chapter 7 Trustee in
Bankruptcy in re: and EAGLE PROPERTIES AND INVESTMENTS LLC

PURCHASER(S):

ANCHOR HOMES LLC

LENDER:

NOT APPLICABLE (CASH TRANSACTION)

Loan Amount:

Loan Number: -----

PROPERTY:

1203 Cottage Street, SW, Vienna, VA 22180
Lot 2370, Section 13, VIENNA WOODS, Town of Vienna, Fairfax County, VA

			Borrower	Seller
ITEMS PAYABLE IN CONNECTION WITH LOAN				
816.				
817.				
818.				
819.				
TOTALS				
TITLE CHARGES				
1114.	Technology & Storage Fee	Landtech	35.00	
1115.	Wire Fee	William A. Marshall, Attorney-at-Law	45.00	
1116.	e-Record Fee	Simplifile	5.00	
1117.				
1118.				
1119.				
1120.				
1121.				
TOTALS			85.00	
GOVERNMENT RECORDING AND TRANSFER CHARGES				
1206.	REG. WMATA CAPITAL	900.00	Mortgage \$	900.00
1207.	REG. CONG. RELIEF	900.00	Mortgage \$	900.00
1208.				
1209.				
1210.				
1211.				
1212.				
TOTALS				1,800.00
ADDITIONAL SETTLEMENT CHARGES				
1309.	Est. 1st 1/2 '24 Town RE Tax	Town of Vienna		816.34
1310.	Delinq '21 & '22 County RE Tax	Fairfax County DTA		16,530.67
1311.	Delinq '23 County RE Tax	Fairfax County, Dept. of Tax Admin.		10,168.56
1312.	Est. 1st 1/2 '24 County RE Tax	Fairfax County, Dept. of Tax Admin.		4,891.81
1313.	Held In Escrow	H. Jason Gold, Trustee		70,000.00
TOTALS				102,407.38

PRELIMINARY

In re:
Eagle Properties and Investments LLC
Debtor

Case No. 23-10566-KHK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0422-9
Date Rcvd: May 28, 2024

User: LilianPal
Form ID: pdford11

Page 1 of 3
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 30, 2024:

Recip ID	Recipient Name and Address
RE	+ Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 6629 Old Dominion Dr, McLean, VA 22101-4516

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	+ Email/Text: ustpregion04.ax.ecf@usdoj.gov	May 29 2024 04:06:00	UST smg Alexandria, Office of the U. S. Trustee, 1725 Duke Street, Suite 650, Alexandria, VA 22314-3489

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 30, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 28, 2024 at the address(es) listed below:

Name	Email Address
Andrew S Goldstein	on behalf of Creditor GITSIT Solutions LLC AGoldstein@mglspc.com, jcoffman@mglspc.com
Barry W. Spear	on behalf of Creditor Aero Mortgage Loan Trust 2019- 1 Barry.Spear@bww-law.com bankruptcy@bww-law.com
Bradley J. Swallow	on behalf of Defendant Main Street Bank bswallow@fblaw.com
Christian K. Vogel	

District/off: 0422-9

User: LilianPal

Page 2 of 3

Date Rcvd: May 28, 2024

Form ID: pdford11

Total Noticed: 2

on behalf of Interested Party Primis Bank kvogel@vogelandcromwell.com

Christian K. Vogel

on behalf of Defendant Primis Bank f/k/a Sona Bank kvogel@vogelandcromwell.com

Christopher A. Jones

on behalf of Debtor Eagle Properties and Investments LLC cajones@whitefordlaw.com
clano@whitefordlaw.com,dchaney@whitefordlaw.com

Christopher L. Rogan

on behalf of Defendant Shail Butani crogan@rmzlawfirm.com

Christopher L. Rogan

on behalf of Creditor Bala Jain LLC crogan@rmzlawfirm.com

Christopher L. Rogan

on behalf of Defendant Ishwer Butani crogan@rmzlawfirm.com

Christopher L. Rogan

on behalf of Defendant Bala Jain LLC crogan@rmzlawfirm.com

Corey Simpson Booker

on behalf of Creditor Atlantic Union Bank corey.booker@atlanticunionbank.com

Craig M. Palik

on behalf of Creditor Trinity Universal Insurance Company cpalik@mhlawyers.com
cpalik@yahoo.com;dmoorehead@mhlawyers.com;cpalik@ecf.inforuptcy.com;kmadden@mhlawyers.com;mnickerson@mhlawyers.com

David S. Musgrave

on behalf of Creditor Fulton Bank N.A. dmusgrave@gfrlaw.com, vhillbun@gfrlaw.com

David S. Musgrave

on behalf of Defendant Fulton Financial Corporation dmusgrave@gfrlaw.com vhillbun@gfrlaw.com

Dylan G. Trache

on behalf of Trustee H. Jason Gold dylan.trache@nelsonmullins.com
linnea.hann@nelsonmullins.com;alexandria.tracy@nelsonmullins.com;mari.cooper@nelsonmullins.com

Elizabeth Husebo

on behalf of Defendant Daniel J. Kotz ehusebo@grsm.com

Elizabeth Husebo

on behalf of Defendant First Class Title Inc. ehusebo@grsm.com

Erik W. Fox

on behalf of Creditor Vienna Oaks Office Center Condominium efox@reesbroome.com
rhurley@reesbroome.com;rchambers@reesbroome.com;pgoodwine@reesbroome.com

Gerard R. Vetter

ustpregion04.ax.ecf@usdoj.gov

H. Jason Gold

goldtrustee@fiduciaryservicesgroup.com VA19@ecfcbis.com;hjjg@trustesolutions.net;lgrahl@fsscommerce.com

Hannah White Hutman

on behalf of Creditor Bank of Clarke County hhutman@hooverpenrod.com
scurtis@hooverpenrod.com;hooverpenrodplc@jubileebk.net

J. P. McGuire Boyd, Jr

on behalf of Defendant Atlantic Union Bank mboyd@williamsmullen.com

J. P. McGuire Boyd, Jr

on behalf of Creditor Atlantic Union Bank mboyd@williamsmullen.com

J. P. McGuire Boyd, Jr

on behalf of Defendant Bank of Clarke County mboyd@williamsmullen.com

Jack Frankel

on behalf of U.S. Trustee Gerard R. Vetter jack.i.frankel@usdoj.gov
USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov

James R. Meizanis, Jr.

on behalf of Creditor Virginia Partners Bank jmeizanis@bklawva.com jroot@bklawva.com;mnoble@bklawva.com

Jeffery T. Martin, Jr.

on behalf of Debtor Eagle Properties and Investments LLC jeff@martinlawgroupva.com
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com

Jeffery T. Martin, Jr.

on behalf of Plaintiff Eagle Properties and Investments LLC jeff@martinlawgroupva.com
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com

District/off: 0422-9

User: LilianPal

Page 3 of 3

Date Rcvd: May 28, 2024

Form ID: pdford11

Total Noticed: 2

Jeffery T. Martin, Jr.

on behalf of Counter-Defendant Eagle Properties and Investments LLC jeff@martinlawgroupva.com
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com

Jeremy B. Root

on behalf of Creditor Virginia Partners Bank jroot@bklawva.com
tjones@bklawva.com;mnoble@bklawva.com;wcasterlinejr@bklawva.com;jmeizanis@bklawva.com

John E Reid

on behalf of Debtor Eagle Properties and Investments LLC jack@martinlawgroupva.com

John Tucker Farnum

on behalf of Interested Party SC&H Group jfarnum@milesstockbridge.com
jfarnumecfnotices@gmail.com;dbernard@milesstockbridge.com

Joshua David Stiff

on behalf of Debtor Eagle Properties and Investments LLC jstiff@wtplaw.com eslate@wtplaw.com;dchaney@whitefordlaw.com

Justin Fasano

on behalf of Creditor Gus Goldsmith jfasano@mhlawyers.com
jfasanoecf@gmail.com;jfasano@ecf.courtdrive.com;sshin@mhlawyers.com;dmoorehead@mhlawyers.com

Lee S Raphael

on behalf of Creditor Gitsit Solutions LLC ecf1@ecf.courtdrive.com, cmartin@pralc.com

Maurice Belmont VerStandig

on behalf of Professional Maurice VerStandig mac@mbvesq.com
lisa@mbvesq.com;verstandig.mauricer104982@notify.bestcase.com;verstandiglaw@recap.email

Nancy Greene

on behalf of Debtor Eagle Properties and Investments LLC ndg@ndglaw.com

Nancy Greene

on behalf of Plaintiff Eagle Properties and Investments LLC ndg@ndglaw.com

Nancy Greene

on behalf of Professional N D Greene PC ndg@ndglaw.com

Richard E. Hagerty

on behalf of Defendant Navy Federal Financial Group LLC richard.hagerty@troutmansanders.com,
sharron.fay@troutmansanders.com;natalya.diamond@troutman.com

Robert Hockenbury

on behalf of Creditor Shore United Bank robert.hockenbury@wbd-us.com

Robert M. Marino

on behalf of Defendant Shail Butani rmmarino@rpb-law.com rmmarino1@aol.com

Robert M. Marino

on behalf of Defendant Ishwer Butani rmmarino@rpb-law.com rmmarino1@aol.com

Robert M. Marino

on behalf of Creditor Bala Jain LLC rmmarino@rpb-law.com rmmarino1@aol.com

Stephanie Gardner Bortnick

on behalf of Defendant Daniel J. Kotz sbortnick@grsm.com

Stephanie Gardner Bortnick

on behalf of Defendant First Class Title Inc. sbortnick@grsm.com

Stephanie Gardner Bortnick

on behalf of Defendant Daniel Kotz sbortnick@grsm.com

Stephen W. Nichols

on behalf of Creditor Orrstown Bank snichols@offitkurman.com

TOTAL: 48